



An
Bord
Pleanála

Board Direction
BD-001113-18
ABP-300823-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the residential zoning objective for the area and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not have an adverse impact on the character or setting of a protected structure or the character of the residential conservation area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions.
Where such conditions require details to be agreed with the planning

authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The height of the permitted dwelling shall be a maximum of 100mm higher than the parapet level of the adjoining dwelling to the north where it adjoins the boundary with the application site.

Reason: In the interests of clarity and to minimise the impact on the residential amenity of the adjoining dwelling.

3. Prior to the commencement of development, details of all external finishes shall be submitted for the prior written agreement of the Planning Authority.

Reason: In the interests of visual amenity and protection of the amenity of this conservation area.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. All historic fabric from the existing boundary walls shall be retained within the proposed development. Repairs / repointing shall be executed by an experienced stonemason with conservation expertise in accordance with best conservation practice and the Department of Arts Heritage and the Gaeltacht Advice series, and designed and supervised by an architect with appropriate conservation expertise.

Reason: In order to maintain the integrity of the protected structure and to ensure that all works are carried out in accordance with best conservation practice.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

7. Prior to the commencement of development, the developer shall submit to, and agree in writing with, the planning authority details of the alterations to the pay and display parking layout and associated markings. All agreed works shall be undertaken at the expense of the developer.

Reason: In order to ensure a satisfactory standard of development.

8. Site development and building works shall be carried only out between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

9. Proposals for a house numbering scheme shall be submitted to, and agreed in writing with, the planning authority prior to the first occupation of the development.

Reason: In the interests of urban legibility [and to ensure the use of locally appropriate place names for new residential areas].

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 14/09/2018

John Connolly